

ORDINANCE NO. \_\_\_\_ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ENTER WEST OF LINWOOD AVE & APPROX. 83' SOUTH OF W. 83RD ST., SHREVEPORT, CADDO PARISH, LA., FROM R-1-7, SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-2, CORRIDOR COMMERCIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located west of Linwood Ave & approx. 83' south of W. 83rd St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed from R-1-7, Single-Family Residential District to C-2, Corridor Commercial District

LOT 59, LESS E. 10 FT. FOR R/W, WOODHAVEN SUBN. SECTION 26, T17N, R14W, CADDO PARISH, LOUISIANA and LOT 60, LESS E. 10 FT. FOR R/W, WOODHAVEN SUB., SECTION 26, T17N, R14W, CADDO PARISH, LOUISIANA.

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-184-C  
THERESA DICKEY

*draft*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING JANUARY 5, 2022**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, January 5, 2022 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on January 4 for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Chris Elbersen, Secretary  
Laura Neubert  
Rudy Morton  
Gabriel Balderas  
Rachel Jackson  
Bill Robertson

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Jasmin Samuels, Executive Assistant  
Manushka Desgage, City Attorney's Office

**Members Absent**

Harold Sater

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

A motion was made by **MR. ELBERSON**, seconded by **MS. NEUBERT**, to approve the minutes of the December 1, 2021 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. **ANDREWS, ELBERSON, JOSEPH, MORTON, ROBERTSON**, and Mes. **JACKSON & NEUBERT** Nays: **NONE**. Absent: **BALDERAS, & SATER**

**PUBLIC HEARING**

**CASE NO. 22-184-C ZONING REQUEST**

Applicant:	Theresa Dickey
Owner	Theresa Dickey
Location:	8316 LINWOOD AVE (West of Linwood Ave & approx. 83' south of W. 83rd St.)
Existing Zoning:	R-1-7
Request	R-1-7 to C-2
Proposed Use:	Restaurant

**Representative &/or support:**

**Opposition:**

There was no opposition present.

Mr. Andrews asked staff what is the normal policy at this point with no representative present.

*draft*

Mr. Clarke stated the Board has two options. They could move this to the end of the agenda to allow for the applicant to arrive or they can accept the case with the staff recommendations if the Board has no other questions, to make a decision on the application.

Mr. Andrews reiterated they have two options currently. They can either entertain a motion to move this to the end of the agenda today, allowing the applicant a chance perhaps maybe appear or they could accept the recommendations of the staff as printed and then move forward with that.

\*Due to technical difficulties the Board voted on this case and every case after by a show of hands\*

**A motion was made by MS. NEUBERT, seconded by MR. JOSEPH To recommend this application for approval.**

**The motion was adopted by the following 8-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, & ROBERTSON, and Meses. JACKSON & NEUBERT Nays: NONE. Absent: Messrs. SATER**



## STAFF REPORT – CITY OF SHREVEPORT

JANUARY 5, 2022

**AGENDA ITEM NUMBER: 7**  
**MPC Staff Member:** Austin Chen  
**City Council District:** F/James Green  
**Parish Commission District:** 6/Jones

**CASE NUMBER 21-184-C: ZONING REQUEST**

**APPLICANT:** THERESA DICKEY  
**OWNER:** Theresa Dickey  
**LOCATION:** 8306 & 8316 Linwood Ave (West side of Linwood Ave, approx. 83' south of W. 83rd St)  
**EXISTING ZONING:** R-1-7  
**REQUEST:** R-1-7 to C-2  
**PROPOSED USE:** Restaurant

**DESCRIPTION:** The applicant is requesting rezoning of a 0.22-acre tract of vacant land from R-1-7 (Single-family Residential) to C-2 (Corridor Commercial) for operating a restaurant. Adjacent to the North and West, are zoned R-1-7, adjacent to the South is zoned C-2. Across Linwood Ave is zoned C-2.

There is no previous case associated with this property. Nearby relevant cases include: approval of rezoning to B-1 (Buffer Business; C-1 Neighborhood Commercial under UDC) for a daycare center (C-1-98) and Office (C-43-02) and Counseling office (C-64-14). Approval of rezoning to B-2 (Neighborhood Business; C-2 Corridor Commercial under UDC) for a Restaurant. Approval of rezoning to R-1D-E (One- Family Residence Extended Use) for a community center & computer lab (C-42-07).

Nearby neighborhoods include: Brookwood, Cedar Grove, Hollywood, Hyde Park, Suburban Acres, West Cedar Grove.

**REMARKS:** December 14, 2021 Update: The neighborhood meeting occurred at 11:00 AM on December 13, 2021. No one attended the meeting; therefore, no opposition was stated during the meeting. The staff report has been updated according to the meeting report.

November 16, 2021 Update: The neighborhood participation meeting (NPP) did not occur on November 16 due to miscommunication between the applicant and the MPC office. Since the neighborhood participation meeting is mandatory for this rezoning case, deferring this case to January 5 will provide enough time for the applicant to host the second neighborhood participation meeting.

The applicant is requesting the rezoning of a 0.22-acre tract of vacant land from R-1-7 (Single-family Residential) to C-2 (Corridor Commercial) for operating a restaurant. At the time of writing this report, except for the directly adjacent land to the southwest, all other directly adjacent land is vacant. The applicant is considering adding a drive-through in the future. Requesting C-2 is reasonable for the



## STAFF REPORT – CITY OF SHREVEPORT

drive-through facility. C-2 is also the predominant Zoning in this Linwood corridor.

As stated in Article 4.3 of the Unified Development Code (UDC), C-2 is defined as *"The C-2 Corridor Commercial Zoning District is intended to accommodate the commercial corridors of the City of Shreveport. The C-2 District addresses primarily auto-oriented retail, both individual businesses and retail centers, with the intent of improving the pedestrian environment along the corridor. Mixed-use development is encouraged with residential dwelling units allowed above the ground floor."* The permitted by right uses in C-2 zoning district include Agriculture, Amusement Facility – Indoor, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Art Gallery, Arts Studio, Automated Teller Machine – Standalone, Body Modification Establishment, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Business Support Services, Commercial Facility For Pop-Up Use, Community Center, Community Garden, Cultural Facility, Day Care Center, Dwelling – Above the, Ground Floor, Educational Facility - Primary or Secondary, Education Facility- University, College or Vocational, Financial Institution, Financial Institution with Drive-Through, Food Truck and Trailer Vendor, Government Office, Healthcare Institution, Lodge/Meeting Hall, Medical/Dental Office, Office, Outdoor Dining, Personal Service Establishment, Place of Worship, Public Park, Public Safety Facility, Restaurant, Retail Goods Establishment, Retail Sales of Alcohol- Beer/Wine, Self-Service Ice Vending Unit, Soup Kitchen, Soup Kitchen-Accessory, Specialty Food Service, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Farmers' Market, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, Temporary Seasonal Sales.

The subject property is in a large area of R-1-7 single-family residential zoning and directly adjacent to the large area of C-2 Corridor Commercial zoning. North and West of the subject property are large tracts of R-1-7 residential Zoning, East and South are Corridor Commercial zoning; about 130 feet south of the subject property are two existing restaurants. Several businesses near the subject property include restaurants, a supercenter, a pawn shop, and a liquor & wine store. All the other possible C-2 uses are compatible with the surrounding Zoning and the existing uses in the area, the C-2 Zoning is generally compatible with the surrounding Zoning and existing uses. Therefore, approval of rezoning to C-2 would not introduce incompatible uses into the area.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zoned Residential Low. The C-2 Corridor Commercial zoning would not be consistent with the intentions of the Master Plan. However, there are already several restaurants close by, and the subject property is on Linwood Avenue, which is one of the heavily traveled thoroughfares. At the same time, the subject property has been vacant for almost two decades, and newly built restaurants will positively impact the local economy. Based on practical considerations, approval of this rezoning will positively impact the community.

Per UDC requirements, the applicant hosted a neighborhood participation meeting at 11:00 AM on December 13, 2021, to present their proposed operation to interested parties. No one attended the

## STAFF REPORT – CITY OF SHREVEPORT

meeting; therefore, there was no opposition stated during the meeting.

Field observations were made on December 17. All directly adjacent land is vacant except for the lot to the southwest corner, which is a small residential building. The overall density of nearby residential areas is low, and there were several abandoned residential buildings observed near the subject site. Across Linwood Ave is Piggly Wiggly supermarket; there are two existing restaurants within 200 feet, and there is a thrifty liquor store within 250 feet. Therefore, approval of rezoning to C-2 would not introduce incompatible uses into the area.

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### STAFF

**ASSESSMENT:** Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of R-1-7 (Single-family Residential) to C-2 (Corridor Commercial) is warranted, due to compatibility with the surrounding area.

Alternatively, based on information provided at the public hearing the MPC may:

1. Approve rezoning to C-1 Neighborhood Commercial, if a drive-through is not planned.
2. Deny the zoning request.

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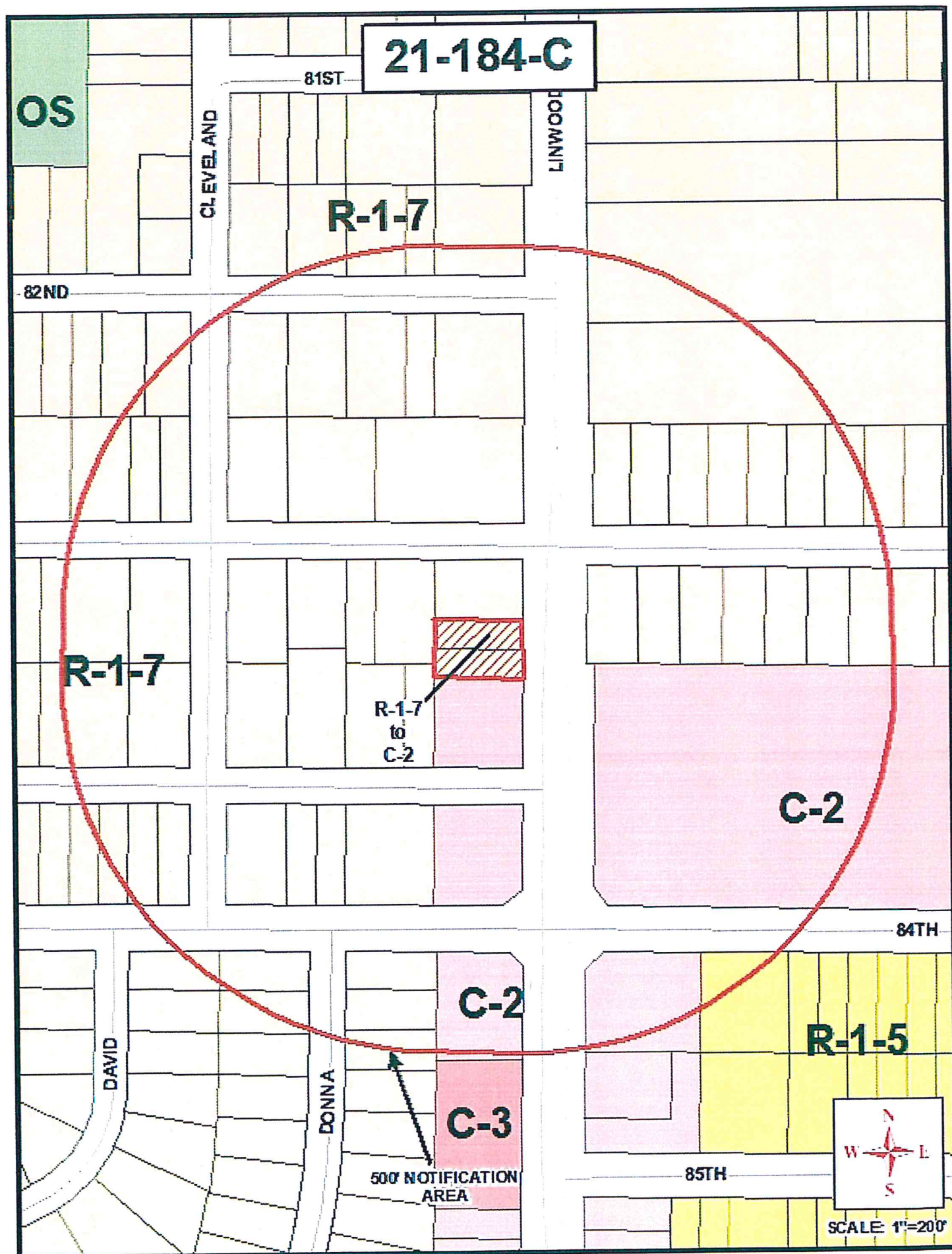
**PUBLIC ASSESSMENT:** There was no opposition present.

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### MPC BOARD

**RECOMMENDATION:** The Board voted 8-0 to recommend this application for approval.





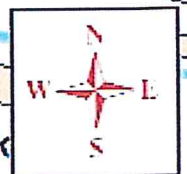


**21-184-C**  
**AREA REF MAP**

BRINGHURST  
WALLACE  
ARGYLE  
HARRISON  
BERNST  
DOWDELL  
77TH  
78TH  
79TH  
80TH  
81ST  
82ND  
83RD  
84TH  
85TH  
86TH  
87TH  
LONG BAYOU  
HARDING  
CLEVELAND  
RAY  
DAVID  
JOANNA  
JANET  
SALLY ANN  
LEILA  
POTOMAC  
PAULETTE  
MELANIE  
SUGARLEAF  
LYNBROOK  
ST VINCENT  
NAOMI  
NESOM  
LARDNER  
LINWOOD

R-1-7  
to  
C-2

SCALE 1"=500'



SCALE: 1"=500'





PROPOSED  
**ZONING  
CHANGE**  
CALL  
**673-6480**  
METROPOLITAN  
PLANNING  
COMMISSION

11/19/2021





11/19/2021









11/19/2021



Dear neighbors,

I Theresa Dickey owns vacant land at 8306 and 8316 Linwood Ave. I would like to open a new restaurant it will be open for breakfast and lunch hours of operation will be 7 AM to 3 PM Monday through Saturday and closed on Sunday.

The site location is located between W. 83rd in the Linwood Avenue R-1-7 residential zoning district, where a restaurant is not allowed according to the article 5 section 5.2 of the united development code. Therefore I will be applying for a zone change to be at 8306 and 8316 Linwood Ave C-UC Urban Corridor District in order to operate a standard restaurant. This site is a single-story residential structure with a combined square foot of 5000 ft. The parking will be located on site and on-street parking will not be provided and no variance or waivers are required.

Because you are a nearby neighbor or otherwise interested in the neighborhood. I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. Our application has to be heard by the Metropolitan Planning Commission and the City Council and we are required to do this before we submit our application to the Metropolitan Planning Commission.

The meeting will take place:

Monday December 13, 2021 @ 11:00am. Location will be 8316 Linwood Ave

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the project. If you are unable to attend and would like to receive info from the meeting, please feel free to contact me. If you have additional questions or comments, here how to reach me. I hope to see you at the meeting on March 1st.

Sincerely,  
Theresa Dickey  
[theresa.dickey@yahoo.com](mailto:theresa.dickey@yahoo.com)



**Office of the MPC**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6440 | fax 318-673-6112

**Neighborhood Participation Plan Report**

**i** This template is for informational purposes only, and should be used as a guide—and modified accordingly—to meet the specifics for your meeting. Items 1-11, along with a notary signature and stamp, are required for submittal.

1. **Project Name:** *Linwood Rezoning*
2. **Contact Name:** *Theresa Dickey*
3. **Meeting Date:** *Dec 13, 2021*
4. **Meeting Location:** *8306 + 8316 Linwood Ave*
5. **Meeting Start Time:** *11 am*
6. **Meeting End Time:** *1:30 PM*
7. **Number of People in Attendance:** *2*
8. **Date of Filing of Land Use Application:** *10/19/21*
9. **General Introduction:** *NONE*

Please include information about who you reached out to for the meeting, communication outreach methods (letters, Facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (PowerPoint, Q&A, Display Boards, etc), and who attended the meeting on behalf of the applicant (architect, engineer, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

**10. Summary of Concerns and Issues Raised at the Meeting:** *NONE*

Please list and respond to each one individually: include as many items that were discussed.

a) **List question/concern/comment/request for changes to the proposed plans.**  
**Applicant Response:**

b) **List question/concern/comment/request for changes to the proposed plans.**  
**Applicant Response:**

**11. Additional Items Required for Report Submittal:**

- Copy of address list for mailing *NONE*
- Meeting sign-in sheet
- Meeting minutes
- Copy of any Site Plan and/or Renderings that was presented at the Neighborhood Meeting

**12. Deadline:**

- If your land use application requires a Public Hearing before the MPC Board, then your Neighborhood Participation Report must be submitted a minimum of 2-weeks prior to the Public Hearing.
- If your land use application does not require a Public Hearing, no decision on your land use application will be made until a Neighborhood Participation Plan Report has been submitted to your Case Manager.

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

*Theresa Dickey*  
\_\_\_\_\_  
Signature of Applicant or Authorized Representative

*12/13/21*  
\_\_\_\_\_  
Date

*Theresa Dickey*  
\_\_\_\_\_  
Type or Print Name of Applicant (or Authorized Representative)



City of Shreveport | Caddo Parish  
Metropolitan Planning Commission

UDC City of Shreveport  
Revised August 21, 2020

### Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

## UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY		
Date: _____	Planner: _____	Case No: <u>21-184-C</u> Application Fee: <u>\$800</u>
Project Name: <u>Linwood Rezoning</u>		Associated Case: _____
Project Address/Location: <u>8306 &amp; 8316 Linwood Ave</u>		
Current Zoning District: <u>R17</u>	Proposed Zoning District (if applicable): <u>C2</u>	Parcel Number(s): <u>171426033005900 &amp; 171426033006000</u>
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)  <input type="checkbox"/> Special Use Permit  <input type="checkbox"/> Preliminary &amp; Final Plat (7 or more lots)  <input type="checkbox"/> Final Plat (Less than 7 lots)  <input type="checkbox"/> Re-Plat </div> <div style="width: 30%;"> <input type="checkbox"/> Planned Unit Development (PUD)              Zoning Map Amendment and Preliminary Site Plan  <input type="checkbox"/> PUD Site Plan (Administrative)  <input type="checkbox"/> Small Planned Unit Development (SPUD)              Zoning Map Amendment and Site Plan </div> <div style="width: 30%;"> <input type="checkbox"/> Public Right-of-Way Closure and Abandonment  <input type="checkbox"/> Site Plan Approval  <input type="checkbox"/> Site Plan Revision  <input type="checkbox"/> Site Plan Modification  <input type="checkbox"/> Other: _____ </div> </div>		
(existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description) <u>See Attached Sheet</u>		
(street address and/or frontage, and distance to cross street) <u>W. 83rd &amp; Linwood Ave</u>		
Provide a brief explanation, attach additional sheets, if necessary  		

☐ Single-Family Residential  
 ☐ Multi-Family Residential  
 ☐ Mixed-Use  
 ☐ Townhouse Residential  
 ☐ Duplex Residential  
 ☒ Commercial  
 ☐ Industrial





UDC City of Shreveport  
Revised August 21, 2020

### Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 | fax 318-673-6461

## UDC DEVELOPMENT APPLICATION

CONTACT INFORMATION	
<b>IMPORTANT NOTE ABOUT PROJECT CONTACT</b>	<p>If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.</p> <p><b>NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS:</b> <u>ALL</u> property owners must sign. All <u>property owners</u> must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. <u>If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.</u></p>
<b>APPLICANT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input checked="" type="checkbox"/></span> Name: <u>THERESA DICKEY</u> Company: _____ E-mail: <u>theresa.dickey@uphd.com</u> Phone: <u>318-573-6730</u> Fax: _____ Address: <u>4516 Champarrell Ln</u> City: <u>Shreveport</u> State: <u>LA</u> Zip: <u>71118</u>	
<b>ARCHITECT CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span> Name: _____ Company: _____ E-mail: _____ Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____	
<b>ENGINEER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input type="checkbox"/></span> Name: _____ Company: _____ E-mail: _____ Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____	
<b>CURRENT PROPERTY OWNER CONTACT INFORMATION:</b> <span style="float: right;">Check if Primary Contact <input checked="" type="checkbox"/></span> Name: <u>"Same"</u> Company: _____ E-mail: _____ Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____ Designee Contact Name: _____ Email Address: _____ Phone Number: _____	
<b>PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:</b> ____ I will represent the application myself, OR ____ I hereby designate _____ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.	
<b>ACKNOWLEDGEMENT:</b> I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.	
<div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <u>Theresa Dickey</u>  Property Owner Signature </div> <div style="text-align: center;"> <u>10/19/21</u>  Date </div> <div style="text-align: center;"> <u>THERESA DICKEY</u>  Applicant Signature </div> <div style="text-align: center;"> <u>10/19/21</u>  Date </div> </div>	



OWNER	STREET ADDRESS	CITY	STATE	ZIP
Rogers, Margaret Ann Brown	514 W 84th St	Shreveport	La	71106
Green, Jimmy L.	459 East 83rd Street	Shreveport	La	71106
Wilson, Cassandra	Po Box 36804	Shreveport	La	71133
Phelps, H. B. & Shirley Ann Harris Phelps	425 W 82nd St	Shreveport	La	71106-5303
318 Property Llc	10002 Trailridge Dr	Shreveport	La	71106
Dontia Properties, Llc	463 Railsback Rd	Shreveport	La	71106
Blackburn, Maude Esther	329 W 84th St	Shreveport	La	71106-5425
Dickey, Theresa	9516 Chaparral Ln	Shreveport	La	71118
K-Developers, L.L.C.	543 S Main St	Springhill	La	71075-4027
Cavarria Smith Llc	6077 Dorchester Cir	Keithville	La	71047
Atklins, Terry S. And Kearra S. Atkins	8702 Lelia Dr	Shreveport	La	71106
Perry, Adriananna	423 West 82nd Street	Shreveport	La	71106
Smith, Easter Deloise	505 W 82nd St	Shreveport	La	71106-5305
Stevens, Veva Walker 1/2, Glenda Faye Stevens	519 W 83rd St	Shreveport	La	71106-5311
Williams, Marchello Lynn 1/4, Etal	206 Lakehurst	Shreveport	La	71108
Mc Gee, Easter Deloise Smith	505 West 82nd St	Shreveport	La	71106
Vandiver Enterprises Ii Llc	3814 White Post Ct	Alexandria	Va	22304
Johnson, Willie Mack, Jr. And	424 W 82nd St	Shreveport	La	71106-5304
Peaceful Rest Missionary Baptist Church	8200 St Vincent Ave	Shreveport	La	71106
Arcadia Land Company, Llc.	707 Benton Rd Ste 201	Bossier City	La	71111-3731
Swan, Rodger Dane 1/3, Michael Wayne Swan 1/3	10701 Bethany State Line Rd	Bethany	La	71007-9745
Diamond One Properties, Inc.	2108 Chase Cv	Shreveport	La	71118-4610
Samuel-Wade, Sharon Renee	8405 Donna Ln	Shreveport	La	71106-5335
Brewer Ventures, Llc	9587 Basin St	Shreveport	La	71106
Washington, Lee Ervin	3040 Devaughn St	Shreveport	La	71108
Tucker, Rece, Jr	8110 Linwood Ave	Shreveport	La	71106-5408
Moody Investment Corporation	1854 Linton Rd	Benton	La	71006-8762
Chc Realty, Llc	8943 Kingston Rd	Shreveport	La	71118
Reagan, John, Jr.	601 W 74th St	Shreveport	La	71106-3605
London, Danny Ray	641 Melrose St	Shreveport	La	71106
Chandler, Nancy D. 50% And	8118 Jewella Ave	Shreveport	La	71108
High Sierra Tax Sale Properties Llc	Po Box 850001	Orlando	Fl	32885-0001
Wildes Llc	9896 Deepwoods Dr	Shreveport	La	71118



Nebraska Alliance Realty Company 1% Etal	5106 California St	Omaha	Ne	68132
Rives Property Management, L.L.C.	708 Martinique Ct	Shreveport	La	71115-4614
G & J Miciotto Properties, L.P.	533 Northampton Dr	Shreveport	La	71106-6823
Sanders, Olanza	1210 Gibbs St	Mansfield	La	71052
Davis, Joe Daniel And Reavie Lee Terrell	244 N Emerald Loop	Shreveport	La	71106-5563
Abigail Land Holdings 21 Llc	13575 Lynam Dr	Omaha	Ne	68138
Hootsell, Charlie, Jr And	408 W. 84th St	Shreveport	La	71106
Henderson, Linda B	3990 Vitruvian Way Unit 850	Addison	Tx	75001
Murray, Raleigh	1224 Reedsport	Desoto	Tx	75115
Plum Orchard Properties, Llc	11625 Ellerbe	Shreveport	La	71115
Johnson, Willie, Iii	419 W 82nd St	Shreveport	La	71106
Foster, Freda Amalong 1/3, Etal	8208 Linwood Ave	Shreveport	La	71106-5410
Hill, Maribeth	1326 Summers	Shreveport	La	71108
Collins, Buddy And Associates, Inc.	Po Box 5477	Bossier	La	71171-5477
Velasco, Claudio Santiago	127miller Street	Benton	La	71006
Turner, Jeffrey William And	2923 Chardonnay Cir	Shreveport	La	71106-8418
Kelley, James E. And Judy Ann Kelley	6008 Thornhill Ave	Shreveport	La	71106-2026
1st Pharmacy Corporation	P O Box 325	Justin	Tx	76247
K-Developers, Llc	543 South Main Mall	Springhill	La	71075
Samuels, Savannah 1/2 And	C/O Lelia S. Wayne	Shreveport	La	71129
Adair Asset Management, Llc/Us Bank 50% And	405 N 115th St Ste 100	Omaha	Ne	68154-2507
Houston, Janie Russell	8402 Donna Ln	Shreveport	La	71106-5336
Dontia Properties, L.L.C.	463 Railsback Road	Shreveport	La	71106
Johnson, Willie Iii	424 W 82nd St	Shreveport	La	71106
Ora Hart	7931 Thornhill Avenue	Shreveport	La	71106
James Djamba	505 Travis Street Suite 440	Shreveport	La	71101



**CC3825**

**NOTICE TO THE PUBLIC**

**Control #21173**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 1, 2021, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA,** for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-184-C ZONING REQUEST:** 8316 LINWOOD AVE. Application by THERESA DICKEY for approval to rezone property located west of Linwood Ave & approx. 83' south of W. 83rd St., from R-1-7, Single-Family Residential District to C-2, Corridor Commercial District, being more particularly described as LOT 59, LESS E. 10 FT. FOR R/W, WOODHAVEN SUBN. SECTION 26, T17N, R14W, CADDO PARISH, LOUISIANA and LOT 60, LESS E. 10 FT. FOR R/W, WOODHAVEN SUB., SECTION 26, T17N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times